

DUTHIE WARD



SOLICITORS



45c SUNNYBANK ROAD, ABERDEEN

TWO BEDROOM GROUND FLOOR FLAT

Accommodation: Ground Floor: Hall, Lounge, Dining Kitchen, two double Bedrooms and Bathroom (plus shower).
Full double glazing and gas central heating. All carpets, curtains, light fittings and other fittings included.
Hob, oven, fridge, freezer and washing machine included. Allocated parking space.

FIXED PRICE £148,000

VIEWING BY ARRANGEMENT

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These particulars are believed to be correct but are not guaranteed and will not form any part of any contract. Purchasers should satisfy themselves as to measurements and other information.

SOLICITORS & ESTATE AGENTS



This ground floor flat is part of a modern purpose built development in a quiet location close to the Aberdeen University campus at Old Aberdeen and with its own exclusive parking space. It is bright and airy and has well proportioned accommodation which is freshly decorated, providing the opportunity to move in with minimum inconvenience.

It has full double glazing and gas central heating, security entrance system and all carpets, curtains and fittings are included. In the Dining Kitchen, the hob, oven, fridge, freezer and washing machine are also included.

Sunnybank Road is a quiet road but close to some of the main arterial routes, so most parts of Aberdeen are readily accessible.

The development has its own grounds, good security and a courtyard design and flats here have a safe and quiet setting, extremely convenient for the University campus.

The shops, bars and restaurants in the city centre are also within easy walking distance and many bus routes pass nearby.

HALL: 10'1 x 3'2 (3.1m x 1m) plus 7'3 x 3'6 (2.2m x 1.1m) L-shaped Hall with panelled doors off to all rooms. Panelled door to large cloak cupboard with fitted shelf and hanging rail. Further panelled door to large built-in cupboard which has fitted shelves and good storage space. Smoke alarm. Security entrance telephone. Ceiling light with shade. Power point. Brass door furnishings. Radiator with thermostat. Fitted carpet.

LOUNGE: 13'2 max x 11'2 (4m x 3.4m) (Rear Right) Panelled door from Hall and large double glazed window to rear. Ceiling coving. Ceiling light fitting. Dimmer light switch. Wall unit for videos, cds etc. Telephone point. TV aerial point. Six power points. Curtains with hold backs. Double radiator with thermostat. Fitted carpet.

DINING KITCHEN: 9'10 x 9'3 (3m x 2.8m) (Rear Left) This is a good sized dining Kitchen with panelled door from Hall, window to rear and fitted units to two walls.

Along window wall – worktop with inset sink, base units, washing machine, fridge, freezer all included.



To side wall – worktop with four ring gas hob, built-in oven, base units and wall units incorporating filter hood.

Space for table and chairs. Ceramic tiling between worktop and wall units. Two shelf units included. Ceiling light fitting. Dimmer light switch. Seven power points plus switches for fixed outlets. Wall extract fan. Roller blind. Radiator with thermostat. Laminate flooring.

BEDROOM 1: 14' max x 10'11 max (4.3m x 3.3m)

(Front Right) Double Bedroom with panelled door from Hall and window to front with outlook to car park. Built-in wardrobe with fitted shelf, hanging rail and sliding mirror doors. Shelf unit for videos included. Ceiling light with shade. Telephone point. TV aerial point. Six power points. Curtains. Radiator with thermostat. Fitted carpet.

BEDROOM 2: 12'2 max x 7'5 max (3.7m x 2.3m)

(Front Left) Double Bedroom with panelled door from Hall and window to front, again with outlook to car park. Built-in wardrobe with fitted shelf, hanging rail and sliding mirror doors. Ceiling light with shade. Four power points. Curtains. Double radiator with thermostat. Fitted carpet.

BATHROOM: 6'5 x 6'2 (2m x 1.9m) (Mid Left)

Fitted Bathroom with panelled door from Hall. White three piece suite including bath (with shower and shower door), wash-hand basin and w.c. with concealed cistern. Ceramic tiling. Ceiling light fitting. Mirror. Cabinet. Wall extract fan. Shaver point. Ceramic floor tiling.

OUTSIDE:

The building has a security entry system and the communal areas are maintained under factoring arrangements. The flat has an allocated car parking space, within view of the bedroom windows.





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